

**5312 37 Street SW  
Calgary, Alberta****MLS # A2209960****\$899,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle, Rolled/Hot Mop
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** n/a

Your Family's Next Chapter Starts Here &ndash; In the Heart of Lakeview! This updated home sits on a 60 foot wide lot with mountain views, offering so much space inside and out for a growing family. Located in the sought-after Lakeview community, this home is move-in ready and filled with thoughtful upgrades. Step inside to a bright and open main floor. The modern kitchen features sleek cabinetry, a gas stove, stainless steel appliances, and a large island where everyone can gather. Newer windows and refinished hardwood floors bring in tons of natural light and warmth. The main level offers 3 bedrooms, two beautifully updated bathrooms, including a private ensuite&mdash;both with heated floors. Downstairs is where the fun really begins! The fully finished basement has a cozy family room with display fireplace, a third full bathroom, two big bedrooms, and a super fun kids' playhouse area that can stay or be removed. There's even a kitchenette area&mdash;perfect for sleepovers, games nights, or teens needing their own space. You'll also find a spacious laundry room with a sink, front-load washer and dryer, and extra storage space. Upgrades include fresh paint on the main level, LED lighting, upgraded furnace (2022) & hot water tank (2021), newer windows and roof. Outside, enjoy the massive backyard with plenty of room to play, garden, or relax with east and west sun exposure. There's a beautiful patio area with custom concrete work, space for summer BBQs, and mature trees (including a great climbing tree with a swing!) The yard is fully fenced&mdash;perfect for kids and pets. Parking and storage are no problem here&mdash;with a single attached garage plus a newer, heated and insulated oversized double detached garage with extra room for bikes, tools, or a workshop. You'll love being close to

top-rated schools, parks, the Glenmore Reservoir, and just a quick drive to downtown. This is more than a house—it's a place where your family can grow, laugh, and feel truly at home.